



Luscombe Maye
Since 1873

Icy Park, Aveton Gifford, Kingsbridge, TQ7

Guide Price £275,000

3 1 1



Offering generous proportions, a naturally light interior, and delightful front and rear gardens, this three-bedroom semi-detached house is nestled in a highly desirable village location and offered with no onward chain. The property is ideally situated for easy access to local amenities, scenic countryside walks and access to the nearby towns of Kingsbridge and Modbury.

The ground floor comprises entrance hall with storage leading through to the living/dining room, with large dual-aspect windows inviting natural light and offering pleasant countryside views to the rear. The kitchen is well-proportioned with views over the garden, and includes a range of base and wall units, space for breakfast table and a pantry. A side door leads to useful outside storage.

Upstairs, three double bedrooms offer comfortable accommodation, complemented by a family bathroom. Each room benefits from the property's bright aspect and views of the surrounding area.

Outside, the property boasts generous front and rear gardens, both mainly laid to lawn with a greenhouse to the rear. There is access to a playground at the bottom of the garden, as well as a path leading to the village centre.

With its desirable location, spacious rooms and potential, this property presents an excellent opportunity to acquire a fantastic home in a vibrant village community.

AGENTS NOTE

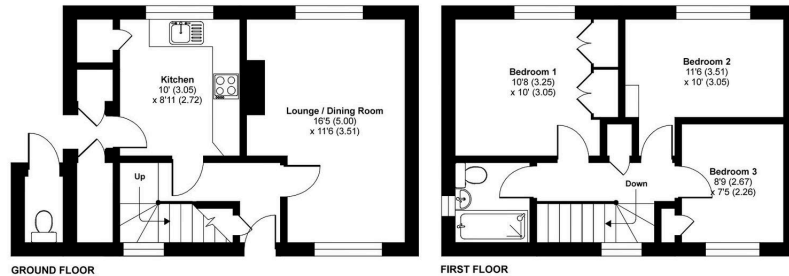
The property is subject to a Section 157 local occupancy restriction. Please contact us for further information.





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Approximate Area = 747 sq ft / 69.4 sq m
Outbuilding(s) = 34 sq ft / 3.2 sq m
Total = 781 sq ft / 72.6 sq m
For identification only - Not to scale

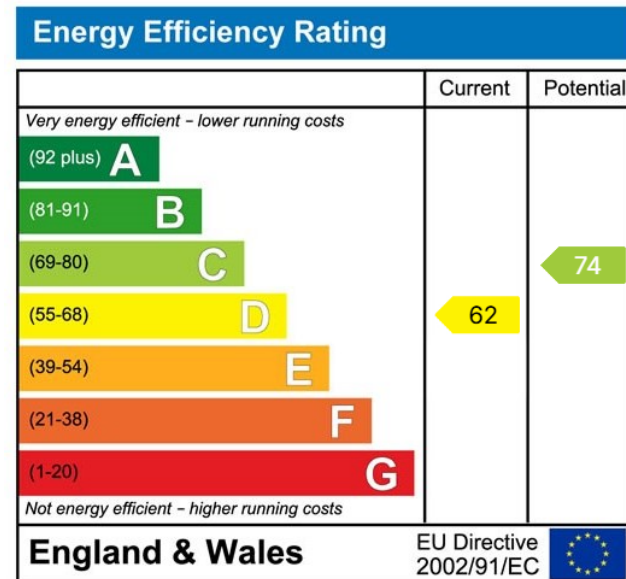


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Luscombe Maye. REF: 140944



Use the QR code for further "Material Information" about this home

- No onward chain
- Generous front and rear gardens
- Walking distance to local amenities including village shop, school and pub
- Naturally light and bright throughout
- Short drive to nearby beaches and towns
- Spacious semi-detached house
- Quiet and sought-after village location
- Nearby countryside walks
- Countryside views
- Section 157 Local Occupancy Restriction



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